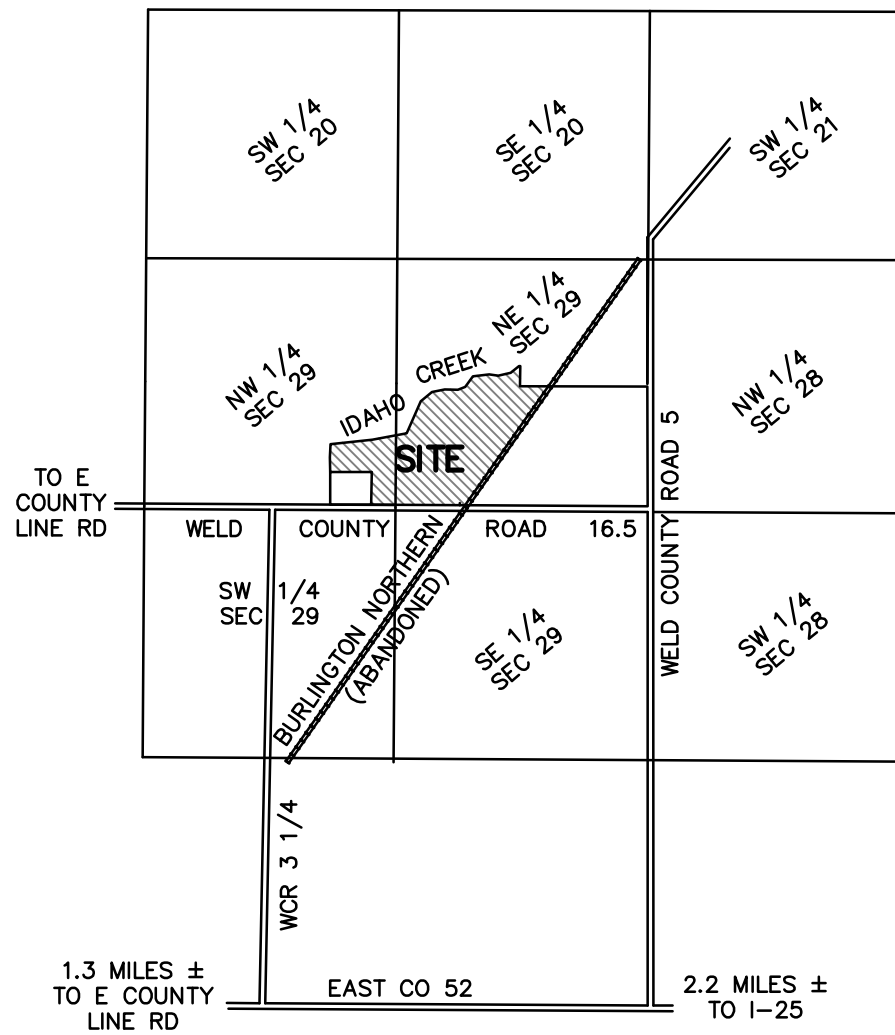


FINAL PLAT  
HAUCK PRESERVE MINOR SUBDIVISION  
TO THE TOWN OF FREDERICK, COLORADO  
LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP

SCALE 1" = 2000'

SCHEDULE B2 MINERAL RIGHTS EXCEPTIONS:

(PER LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO 63-0001685 C-2 DATED JUNE 29, 2009)

7. OIL AND GAS LEASE BETWEEN MILTON H. NELSON AND HELEN C. NELSON AND THE ANSCHUTZ CORPORATION, INC. DATED AUGUST 15, 1970, RECORDED NOVEMBER 27, 1970 IN BOOK 636 AT RECEPTION NO. 1568072, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY AMCO PRODUCTION COMPANY, A DELAWARE CORPORATION, RECORDED NOVEMBER 21, 1977 IN BOOK 814 AT RECEPTION NO. 1736476 AND DECEMBER 2, 1977 IN BOOK 815 AT RECEPTION NO. 1737474.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY NORTH AMERICAN RESOURCES CO., RECORDED AUGUST 2, 1991 IN BOOK 1306 AT RECEPTION NO. 2258380 AND APRIL 28, 1999 AT RECEPTION NO. 2690126.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY BASIN EXPLORATION, INC., RECORDED SEPTEMBER 21, 1992 IN BOOK 1351 AT RECEPTION NO. 2304151, OCTOBER 16, 1992 IN BOOK 1355 AT RECEPTION NO. 2307271, NOVEMBER 24, 1992 IN BOOK 1360 AT RECEPTION NO. 2312067, DECEMBER 4, 1992 IN BOOK 1361 AT RECEPTION NO. 2313344 AND JANUARY 18, 1993 IN BOOK 1367 AT RECEPTION NO. 2318574, AND BY BASIN OPERATING CO. RECORDED JANUARY 27, 1993 IN BOOK 1369 AT RECEPTION NO. 2319618, FEBRUARY 22, 1993 IN BOOK 1371 AT RECEPTION NO. 2322579 AND JUNE 8, 1993 IN BOOK 1386 AT RECEPTION NO. 2336158.

NOTE: NOTICE OF RIGHT TO USE SURFACE OF LANDS RECORDED JANUARY 27, 2000 AT RECEPTION NO. 2746647.

NOTE: NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED DECEMBER 18, 2000 AT RECEPTION NO. 2813720.

10. AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OF THE OIL, GAS, CASINGHEAD GAS, AND OTHER HYDROCARBONS IN, UNDER AND THAT MAY BE PRODUCED FROM SUBJECT PROPERTY, TOGETHER WITH RIGHT OF INGRESS AND EGRESS TO PROSPECT FOR, DRILL FOR, AND REMOVE THE SAME, AS CONVEYED TO MARTHA A. WILLIAMS BY MILTON H. NELSON AND HELEN C. NELSON IN DEED DATED NOVEMBER 1, 1978 AND RECORDED NOVEMBER 27, 1978 IN BOOK 852 AT RECEPTION NO. 1773755, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

11. RESERVATIONS MADE BY MILTON H. NELSON AND HELEN C. NELSON, AS DESCRIBED IN DEED RECORDED MAY 21, 1985 IN BOOK 1070 AT RECEPTION NO. 2010552, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

NOTES:

- BASIS OF BEARINGS: ALL BEARINGS ARE GEODETIC GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1927. THE BASIS OF GRID BEARING IS THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 29 (A STANDARD 2.5" ALUM. CAP) AND THE EAST QUARTER CORNER OF SECTION 29 (A STANDARD BLM BRASS CAP). THAT BEARING BEING: N89°40'23"W.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE "A", AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080266 0850 C DATED SEPTEMBER 28, 1982. ZONE A: AREA OF 100-YEAR FLOOD.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- COMPLIANCE WITH THE LANDSCAPE REQUIREMENTS OF THE LUC WILL BE A CONDITION TO ISSUANCE OF A FINAL CO FOR ANY CONSTRUCTION WITHIN THE MINOR SUBDIVISION LOTS.
- THE 60' INGRESS & EGRESS EASEMENT AT RECP. NO. 2834883 IS/HAS BEEN REDEDICATED TO INCLUDE A UTILITY EASEMENT BY SEPARATE DOCUMENT.
- OUTLOTS A - G ARE DESIGNATED AS OPEN SPACE / AGRICULTURE AND ARE NOT SUBJECT TO FURTHER SUBDIVISION AND RESIDENTIAL USE.

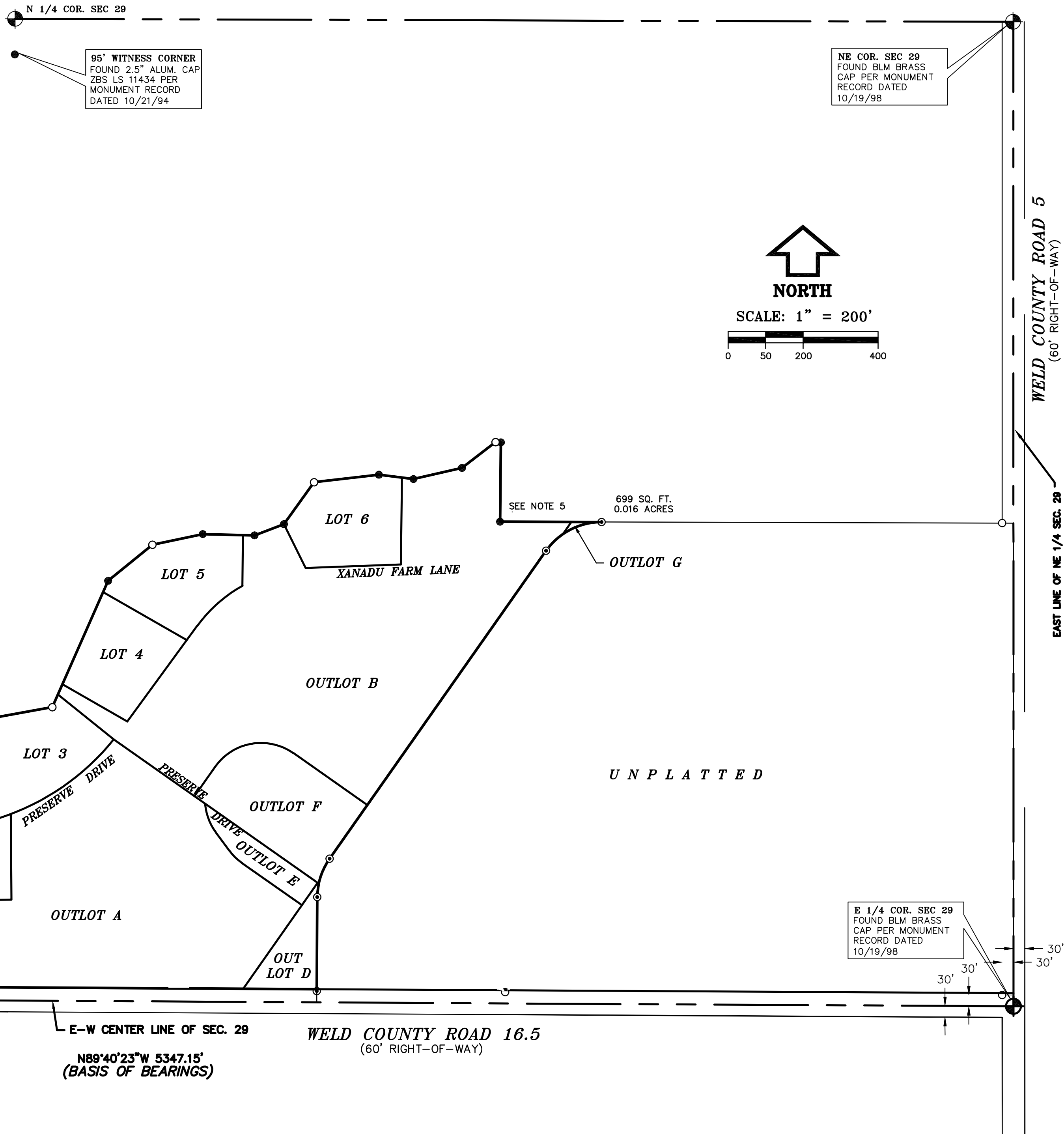
LAND USE TABLE:

Lots 1-6	9.264 Acres
Outlots	27.355 Acres
Total Minor sub Acreage	36.619 Acres

CONSULTANTS:  
INTEGRAL SURVEYING, INC.  
P.O. Box 930, Erie, CO 80516

BROWN CIVIL ENGINEERING  
990 S. Public Road, Suite 2B, Lafayette,  
Colorado 80026 Phone: (303) 551-8910

OWNER:  
HAUCK PRESERVE AT IDAHO CREEK LLC  
1435 Weld County Road 16.5  
Longmont, CO 80504



CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT HAUCK PRESERVE AT IDAHO CREEK, LLC, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF HAUCK PRESERVE MINOR SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OUTLOTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

PART OF LOT B, AMRE-3107, SITUATED IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT B, AMRE-3107; THENCE N89°40'23"W ALONG THE SOUTH LINE OF SAID LOT B A DISTANCE OF 1858.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT B THE FOLLOWING TWENTY (20) COURSES: (1) N89°40'23"W A DISTANCE OF 1036.89 FEET; (2) N00°28'40"W A DISTANCE OF 422.43 FEET; (3) S89°32'41"W A DISTANCE OF 470.10 FEET; (4) N00°28'40"W A DISTANCE OF 109.64 FEET; (5) N02°37'52"E A DISTANCE OF 139.80 FEET; (6) N83°46'03"E A DISTANCE OF 143.82 FEET; (7) N79°42'52"E A DISTANCE OF 364.50 FEET; (8) N23°50'02"E A DISTANCE OF 368.43 FEET; (9) N50°52'10"E A DISTANCE OF 152.23 FEET; (10) N77°59'59"E A DISTANCE OF 137.20 FEET; (11) S88°37'03"E A DISTANCE OF 138.18 FEET; (12) N69°16'43"E A DISTANCE OF 83.93 FEET; (13) N35°39'25"E A DISTANCE OF 137.82 FEET; (14) N83°22'23"E A DISTANCE OF 174.15 FEET; (15) S82°47'12"E A DISTANCE OF 92.81 FEET; (16) N77°05'27"E A DISTANCE OF 132.93 FEET; (17) N52°25'00"E A DISTANCE OF 112.92 FEET; (18) S88°37'32"E A DISTANCE OF 14.29 FEET; (19) S00°37'32"W A DISTANCE OF 211.48 FEET; (20) S89°50'17"E A DISTANCE OF 270.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 55°03'00" AND A CHORD BEARING S62°38'13"W A DISTANCE OF 166.37 FEET) AN ARC LENGTH OF 172.94 FEET; THENCE S35°06'43"W A DISTANCE OF 1004.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 34°47'06" AND A CHORD BEARING S17°43'10"W A DISTANCE OF 107.61 FEET) AN ARC LENGTH OF 109.28 FEET; THENCE S00°19'37"W A DISTANCE OF 280.58 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THE 35 FOOT RIGHT-OF-WAY FOR WELD COUNTY ROAD 16.5 AS DEDICATED VIA SEPARATE DOCUMENT. CONTAINING 1,558,802 SQUARE FEET OR 35.785 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_.

MANAGER, PAMELA RAY  
HAUCK PRESERVE AT IDAHO CREEK, LLC

STATE OF COLORADO )  
 )ss  
COUNTY OF WELD )

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

WITNESS MY HAND AND SEAL \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION

20 \_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

JEFF ROEHRIG, CHAIRMAN

KATHY LARSON, PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THIS FINAL PLAT MAP OF THE HAUCK PRESERVE MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE

NO. \_\_\_\_ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF

FREDERICK, COLORADO, HELD ON \_\_\_\_ 20 \_\_\_\_ THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTIONS DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTIONS OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

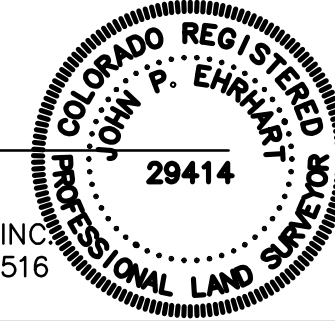
THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE CONDITIONS, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

ATTEST: \_\_\_\_\_ ERIC E. DOERING, MAYOR

NANETTE S. FORNOF, TOWN CLERK

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.



JOHN P. EHRHART  
COLORADO P.L.S. #29414  
PRESIDENT, INTEGRAL SURVEYING, INC.  
P.O. BOX 930, ERIE COLORADO 80516  
(303) 828-3340



Integral Surveying  
Mapping the Future

P.O. Box 930 • Erie, Colorado 80516  
(303) 828-3340 • FAX: (303) 828-3418  
www.integralsurveying.com www.coloradodata.com

PAGE NO.  
1 OF 2

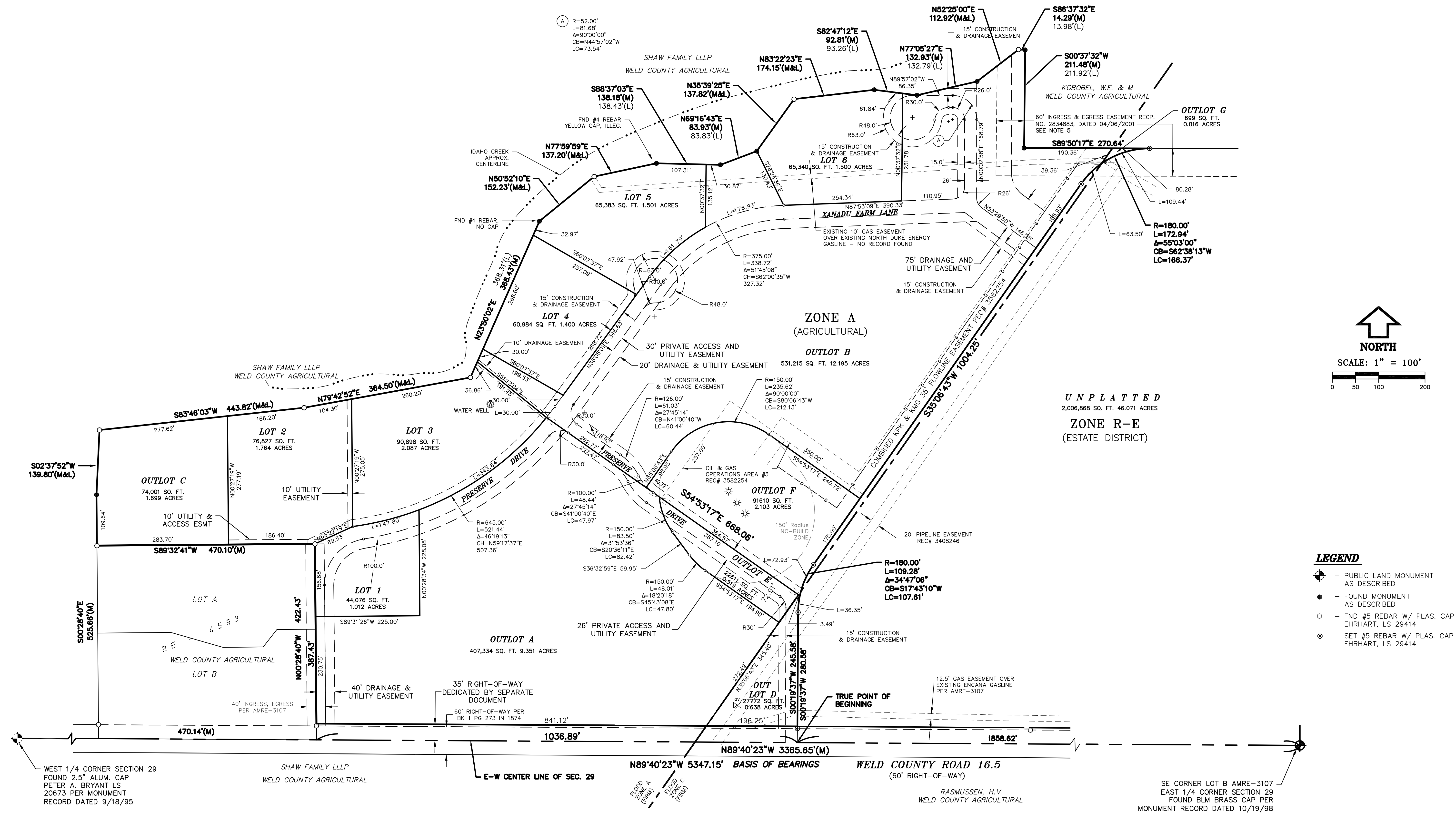
DATE: 07/30/09

DRAWN BY: SRA

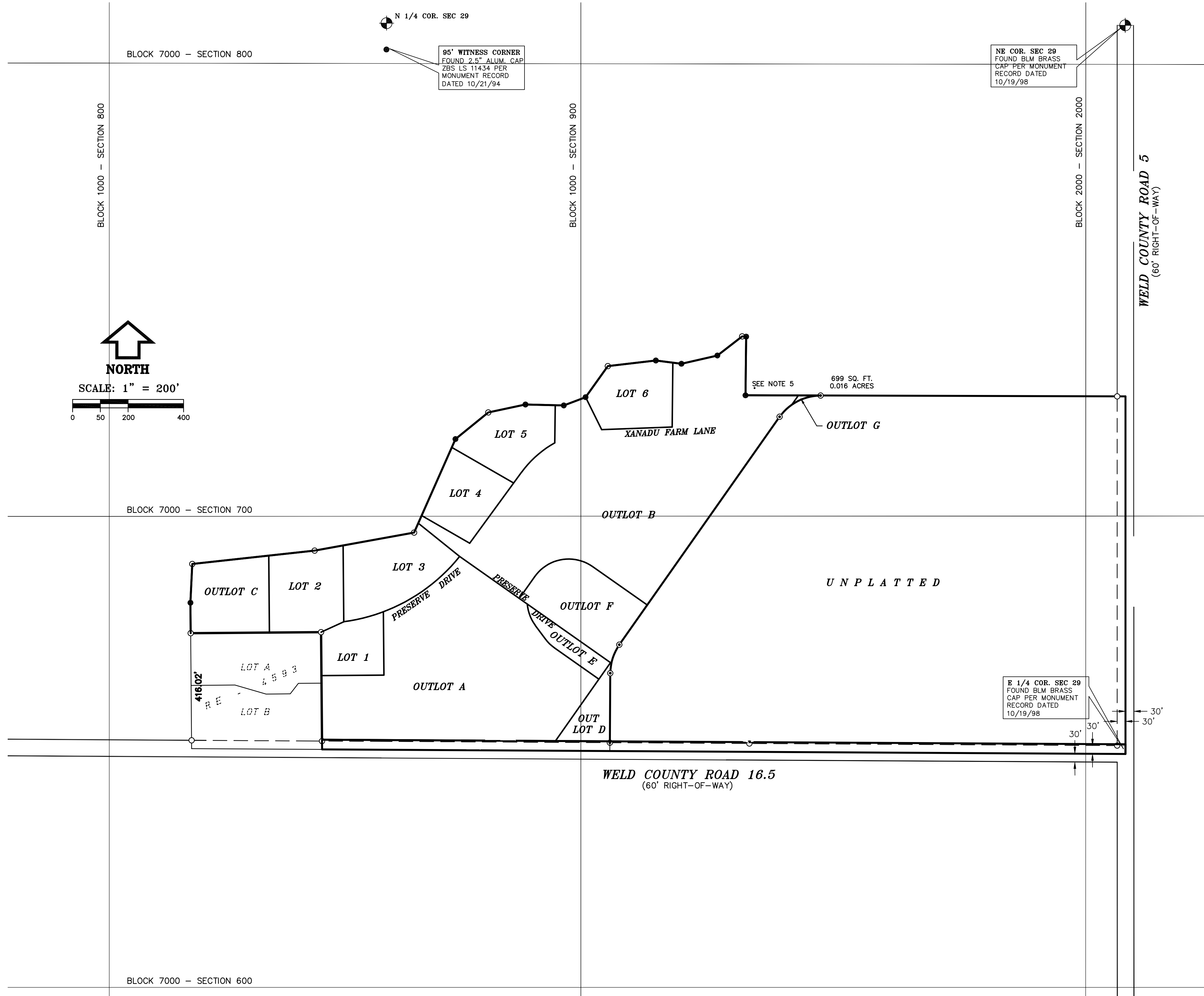
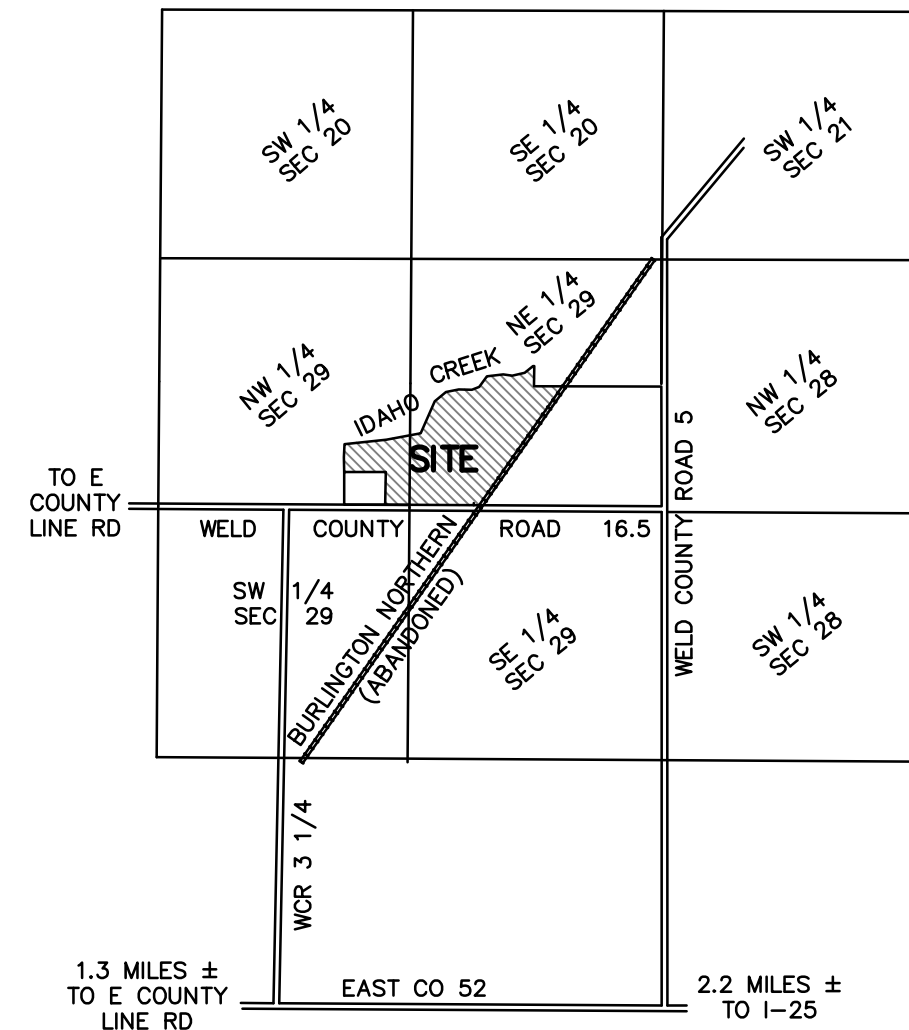
PROJECT: S085020

DRAWN: C0806071-NEW/05/09/09

FINAL PLAT  
HAUCK PRESERVE MINOR SUBDIVISION  
TO THE TOWN OF FREDERICK, COLORADO  
LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.



# ADDRESS PLAT **HAUCK PRESERVE MINOR SUBDIVISION** TO THE TOWN OF FREDERICK, COLORADO LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.



**Integral Surveying**  
 Mapping the Future

P.O. Box 930 • Erie, Colorado 80516  
 (303) 828-3340 • FAX: (303) 828-3418  
 www.integralsurveying.com www.coloradoolta.com

<b>PAGE NO.</b>	1 OF 1
<b>DATE:</b>	07/30/09
<b>DRAWN BY:</b>	SRA
<b>PROJECT:</b>	S085020

DWG. C085020-1-NEW SUBDIVISION